

**NOTICE OF A CITY COUNCIL OF THE CITY OF ANKENY PUBLIC HEARING ON A  
REZONING OF CERTAIN REAL ESTATE OWNED BY MOECKLY FAMILY FARM, LLC**

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**NOTICE IS HEREBY GIVEN** that the City Council of the City of Ankeny, Iowa, will consider an amendment to the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, regarding the question of approving a rezoning for the following described property owned by Moeckly Family Farm, LLC, from the current R-1, One-Family Residence District, to R-3, Multiple-Family Residence District, restricted to 10 units per acre; and C-1, Neighborhood Retail Commercial District:

**LEGAL DESCRIPTION – R-3, MULTIPLE-FAMILY RESIDENCE DISTRICT,  
RESTRICTED TO 10 UNITS PER ACRE:**

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF ANKENY, POLK COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 9; THENCE N00°15'04"E, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 50.00 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF NORTHWEST 18TH STREET, ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING N00°15'04"E, ALONG SAID WEST LINE, 1275.75 FEET, TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE N89°53'28"E, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 1273.67 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTHWEST WEIGEL DRIVE; THENCE S00°12'54"W, ALONG SAID WEST RIGHT-OF-WAY LINE, 943.40 FEET; THENCE S89°56'36"W, 593.38 FEET; THENCE S00°19'07"E, 330.00 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF NORTHWEST 18TH STREET; THENCE S89°38'58"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, 684.19 FEET, TO THE POINT OF BEGINNING. DESCRIBED TRACT CONTAINS 32.77 ACRES.

**LEGAL DESCRIPTION – C-1, NEIGHBORHOOD RETAIL  
COMMERCIAL DISTRICT:**

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF ANKENY, POLK COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 9; THENCE N00°15'04"E, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 50.00 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF NORTHWEST 18TH STREET; THENCE N89°38'58"E, ALONG SAID NORTH RIGHT-OF-WAY LINE, 684.19 FEET, TO THE POINT OF BEGINNING; THENCE N00°19'07"W, 330.00 FEET; THENCE N89°56'36"E, 593.38 FEET, TO THE WEST RIGHT-OF-WAY LINE OF NORTHWEST WEIGEL DRIVE; THENCE S00°12'54"W, ALONG SAID WEST RIGHT-OF-WAY LINE, 302.21 FEET; THENCE 39.02 FEET ALONG SAID WEST RIGHT-OF-WAY LINE AND THE ARC OF A 25.00 FOOT RADIUS CURVE, CONCAVE NORTHWEST, HAVING A CHORD WHICH BEARS S44°55'56"W, 35.18 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF NORTHWEST 18TH STREET; THENCE S89°38'58"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, 565.57 FEET, TO THE POINT OF BEGINNING. DESCRIBED TRACT CONTAINS 4.46 ACRES.

**LAYMAN'S DESCRIPTION – R-3, MULTIPLE-FAMILY RESIDENCE DISTRICT,  
RESTRICTED TO 10 UNITS PER ACRE:**

Approximately 33.18 acres located 300 feet (+/-) north of NW 18<sup>th</sup> Street  
and 600 feet (+/-) west of NW Weigel Drive

**LAYMAN'S DESCRIPTION – C-1, NEIGHBORHOOD RETAIL COMMERCIAL DISTRICT:**

Approximately 4.05 acres (+/-) located northwest of, and immediately adjacent to,  
the intersection at NW 18<sup>th</sup> Street and NW Weigel Drive

**YOU ARE FURTHER AND SPECIFICALLY NOTIFIED** that the proposed change, as described above, will affect only the above-described real estate.

**NOTICE IS FURTHER GIVEN** that the City Council will meet at 5:30 P.M. on the 2<sup>nd</sup> day of August, 2021, at the Ankeny City Council Chambers, 1250 SW District Drive, Second Floor, Ankeny, Iowa, to consider said amendment, at which time and place all parties in interest and citizens shall have the opportunity to be heard.

City Council will continue to offer a hybrid version by offering electronic means to join the meeting as well, use the link <https://meetings.ringcentral.com/j/1481631711> or by telephone at +1(720)902-7700, Meeting ID 148 163 1711.

**DATED** this 19<sup>th</sup> day of July, 2021.

CITY OF ANKENY, IOWA

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Denise L. Hoy, City Clerk

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